

**CITY OF WASHINGTON TERRACE
ORDINANCE 16-01**

ZONING MAP AMENDMENT

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
AMENDING THE ZONING MAP FOR A CERTAIN PARCEL WHERE AN
ZONING AMENDMENT APPLICATION WAS FILED; ADOPTING THE
CONCEPT PLAN; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare; and,

WHEREAS, the City received an Application to amend the Zoning Map from Brad Hansen, and the proposed amendment is consistent with the General Plan;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on December 17, 2015, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to Approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on December 17, 2015;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace as follows:

Section 1: **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: **Zoning Map Amendment.** The Official Zoning Map of the City of Washington Terrace is hereby amended for Parcel 070800116 from A-1 (Agriculture) to R-1-6 (Residential) located at approximately 600 East 5700 South. Applicant is required to bring the site into compliance with the municipal code for commercial properties and pay the associated fees for the same as part of the site plan approval.

Section 3: **Concept Plan and Reversion.** The Concept Plan for the development upon which this zoning is based is attached hereto at Exhibit “A” incorporated herein by this reference and the development shall substantially comply with the Concept Plan. In the event that

the development does not comply with the Concept Plan, or in the event that construction has not commenced on the development within eighteen (18) months, then the zoning is automatically reverted to the original zoning of A-1 (Agriculture).

Section 4: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 5: Effective date. This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2016.

MARK C. ALLEN,
Mayor

ATTEST:

AMY RODRIGUEZ, City Recorder

RECORDED this ___ day of _____, 2016.
PUBLISHED OR POSTED this ___ day of _____, 2016.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace City, hereby certify that foregoing Ordinance was duly passed and published or posted at:

1) _____ 2) _____ and 3) _____ on the above referenced dates.

AMY RODRIGUEZ, City Recorder

DATE: _____